



**City of Santa Clara
PLANNING COMMISSION
Wednesday,
April 14, 2010
7:00 P.M.
CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050
AGENDA**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

A) Request to be excused – Commissioner Ian Champeny. Request received in Planning Department on March 31, 2010.

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A) Withdrawals
- B) Continuances without a hearing
- C) Exceptions (requests for agenda items to be taken out of order)

6. ITEMS FOR COUNCIL ACTION

The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:

Agenda Item #8.C. File No: CEQ2010-01097	Location: City-wide
Agenda Item #9. File No: PLN2008-07218 et al;	Location: 5010 Old Ironsides Drive
Agenda Item #10. File No: PLN2009-07861	Location: 905 Fremont Street
Agenda Item #12. File No: PLN PLN2008-06920	Location: 900 Kiely Boulevard

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

8. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted by one motion unless requested to be removed by anyone for discussion or explanation. Routine items require no public hearing but may be removed from the Consent Calendar for discussion. Items identified as a Public Hearing item have been placed on the Consent Calendar because they have not generated public interest or dissent and may be approved, based upon the findings prepared and provided in the written staff report. However, if any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Public Hearing item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at

the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of March 10, 2010

Public Hearing Items/Consent Calendar

8.B. Adoption of resolutions continued from March 10, 2010 Planning Commission meeting

File No.(s): **PLN2009-07737**
Related File No.(s): CEQ2009-01082, PLN2007-06748
Address: /APN: 1600 Martin Avenue, APNs: 224-06-165, 224-06-175
Applicant/Owner: Francis Sargent/Aquamaid
Applicant's Request: **Conditional Use Permit Amendment** to allow for "out of water" youth training sessions within the building and allow for an increase in the number of seats permitted for bingo operations from 350 to 450 seats and an extension of bingo hours of operation.
CEQA Determination: Initial Study/Mitigated Negative Declaration
Project Planner: Rachel Grossman, Assistant Planner II
Staff Recommendation: **Adopt** the resolution permitting an expansion of the existing bingo operation, and **adopt** the resolution denying the addition of the youth training facility.

8.C. File No.: **CEQ2010-01097**
Location: City-wide
Applicant: City of Santa Clara
Request: **Fiscal Year 2010-2011 Capital Improvement Program (CIP) Budget** Environmental Determinations and General Plan Conformity Findings
CEQA Determination: Varies by CIP Project
Project Planner: Momo Ishijima, Assistant Planner II
Staff Recommendation: **Approve** Environmental Determinations and **make findings** for General Plan Conformance.

8.D. File: **PLN2010-08047**
Location: 1655 Santa Clara Street, a 7,416 square foot lot on the north side of Santa Clara Street approximately 335 feet west of Lincoln Street (APN: 269-25-058). Property is zoned Single Family Residential (R1-6L).
Applicant/Owner: Brian and Erin Johns
Request: **Variance** to reduce two-car covered parking requirement to allow conversion of an unfinished basement to living area in an existing single family residence.
CEQA Determination: Exempt, Section 15301, Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve, subject to conditions.**

*****END OF CONSENT CALENDAR*****

CONTINUED ITEMS

9. **File No.(s):** **PLN2008-07218, PLN2008-07220, PLN2008-07221, CEQ2008-07068**
- Address/APN:** 5010 Old Ironsides Drive, nine parcels totaling 48.6 acres bounded by Tasman Drive to the north, Old Ironsides Drive to the east, Hetch Hetchy to the south and Patrick Henry Drive to the west. Properties zoned ML (Light Industrial). (APNs: 104-04-064, 065, 111, 112, 113, 142, 143, 150 and 151)
- Applicant/Owner:** George Krieterm – Yahoo!
- Request:** **Rezoning** from ML to PD to construct a three million square foot office campus with thirteen six story buildings over two stories of below grade parking, three common buildings, electric substation, street vacation of Democracy Way, site improvements and landscaping;
- CEQA Determination:** Environmental Impact Report
- Project Planner:** Debby Fernandez, Associate Planner
- Staff Recommendation:** **Adopt Resolutions Recommending Approval of Rezoning; Certification of the Environmental Impact Report (EIR); Adoption of Mitigation Monitoring and Reporting Program; Approval of a Development Agreement**

REZONING

10. **File:** **PLN2009-07861**
- Location:** 905 Fremont Street, a 5,150 square foot parcel located at the northwest corner of Fremont and Lafayette Streets (APN: 269-16-008), and zoned Professional and Administrative Office (OA).
- Applicant/Owner:** Tino Gallo
- Request:** **Rezone** from Professional and Administrative Office (OA) to Planned Development (PD). (Amended request, previous request was to rezone from OA to Single Family R1-6L).
- CEQA Determination:** Exempt, Section 15303, New Construction or Conversion of Small Structures.
- Project Planner:** Rachel Grossman, Assistant Planner II
- Staff Recommendation:** **Adopt Resolutions recommending City Council Approval, subject to conditions**

TENTATIVE MAPS

11. **File:** **PLN PLN2008-06920 (PLN2007-06802)**
- Location:** 900 Kiely Boulevard, two parcels and a private street with an combined area of approximately 29.13 gross acres, located at the northwest and southwest corner of Kiely Boulevard and Kaiser Drive (APNs: 290-26-022 and 024).
- Applicants/Owners:** Ed McCoy, Fairfield Residential LLC
- Request:** **Vesting Tentative Map** for the Gallery at Central Park Project
- CEQA Determination:** Certified FEIR and MMRP (CEQ2008-01057/SCH #20080022037)
- Project Planner:** Marge Sung, Assistant Planner I
Gloria Sciara, AICP/Development Review Officer
- Staff Recommendation:** **Adopt Resolutions recommending City Council Approval, subject to conditions**

OTHER BUSINESS

12. Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

- i. Announcements/Other Items
- ii. Report of the Director of Planning and Inspection
 - City Council Actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Stattenfield and Mayer
 - Station Area Plan: Commissioner Champeny
 - General Plan sub-Committee: Chair O'Neill and Commissioner Champeny
 - Planning Commission Procedures
- iii. Commission Activities
 - Commissioner Travel and Training reports
- iv. Upcoming agenda items

13. ADJOURNMENT

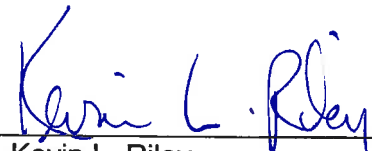
Adjourn. The next regular Planning Commission meeting is scheduled for April 28, 2010, at 7:00 p.m.

Prepared by:


Gloria Sciara, AICP

Development Review Officer

Approved:


Kevin L. Riley

Director of Planning and Inspection